

MINUTES

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Minutes
May 16, 2013

Call to order, introduction of Board members, and announcements

Chairman Edward Gilliss called the meeting of the Baltimore County Planning Board to order at 4:52 p.m. The following members were:

Present

Mr. Edward J. Gilliss
Mr. Scott Holupka
Mr. Eric Lamb
Ms. Nancy Hafford
Mr. Mark Schlossberg
Mr. Wayne C. McGinnis
Mr. Jeffrey Gordon

Absent

Mr. N. Scott Phillips
Mr. Rainier C. Harvey, Sr.
Mr. Gerard J. Wit
Mr. Paul Miller
Mr. Howard Perlow
Mr. Randy Thompson
Mr. Scott Jenkins
Mr. John Polek

County staff present included Andrea Van Arsdale, Jeff Mayhew, Curtis Murray, Lynn Lanham, Donnell Zeigler and Kathy Schlabach from the Department of Planning.

Review of today's Agenda

There were no changes to the Tentative Agenda as published, which is filed as Appendix A.

Minutes of the May 2, 2013 Meeting

Mr. Gilliss informed the Board members in attendance that they would not vote on the May 2, 2013 draft minutes during this meeting since a quorum of the Board was not present. Mr. Gilliss advised that the Board would vote on the minutes as part of the June 6, 2013 Board meeting.

Item for Introduction

1. Food Truck Regulations

Mr. Gilliss invited Mr. Zeigler from the Department of Planning to introduce the *Food Truck Regulations Report*. Mr. Zeigler advised the Board that the Maryland Restaurant Association requested Baltimore County review the regulations for mobile food carts as they relate to food trucks.

In response to the request, Baltimore County Department of Planning reviewed the mobile food cart regulations and solicited input from various stakeholders. The stakeholders included the Maryland Restaurant Association, the Maryland Mobile Food Vending Association, the Towson Chamber of Commerce, and various government agencies.

Mr. Zeigler requested that the Board schedule a public hearing on June 6, 2013 at 5:00 p.m. to hear staff recommendations and any public comments regarding the proposed food truck regulations.

Mr. Schlossberg moved that a public hearing be set for Thursday, June 6, 2013 at 5:00 p.m. regarding the staff report and recommendations for the proposed food truck regulations. Ms. Hafford seconded the Motion. In the absence of a quorum a vote could not be had. The vote will be revisited at the next meeting of the Board. Absent were Messrs. Phillips, Harvey, Sr., Wit, Miller, Perlow, Thompson, Jenkins, and Polek.

Other Business

2. Report from the May 9, 2013 Landmarks Preservation Commission Meeting

Mr. Gilliss referred the Board members to the written report contained in their notebooks.

A copy of the report is filed as Appendix B.

3. Legislation of Interest to the Planning Board

Mr. Murray advised the Board that there were a few County Council legislative actions since the last Planning Board meeting that may be of interest to the Board. Mr. Murray gave a brief explanation of the following:

- Bill 24-13 – Basic Services Maps
- Bill 25-13 – Zoning Regulations-Signs
- Grant Agreement- Dundalk Renaissance Corporation- Wall Mural Commemorating War of 1812 - Battle Acre Park

A copy of the legislation presented is filed as Appendix C.

Adjournment of the Board Meeting for the Public Hearing

Mr. Gilliss adjourned the Board Meeting at 5:03 p.m.

Public Hearing by the Baltimore County Planning Board**

Call to order, introduction of Board members, and announcements

Chairman Edward Gilliss called the public hearing of the Baltimore County Planning Board to order at 5:04 p.m. The following members were:

Present

Mr. Edward J. Gilliss
Mr. Scott Holupka
Mr. Eric Lamb
Ms. Nancy Hafford
Mr. Mark Schlossberg
Mr. Wayne C. McGinnis
Mr. Jeffrey Gordon

Absent

Mr. N. Scott Phillips
Mr. Rainier C. Harvey, Sr.
Mr. Gerard J. Wit
Mr. Paul Miller
Mr. Howard Perlow
Mr. Randy Thompson
Mr. Scott Jenkins
Mr. John Polek

County staff present included Andrea Van Arsdale, Jeff Mayhew, Curtis Murray, Lynn Lanham, Donnell Zeigler, and Kathy Schlabach from the Department of Planning.

Transit Oriented Development (TOD)

Mr. Gilliss identified the subject of the public hearing and advised that no one signed up to address the Board.

Mr. Gilliss invited Ms. Lanham to give a presentation on Transit Oriented Development (TOD). Ms. Lanham reported that County Council Resolution No. 29-11 requested the Baltimore County Planning Board to review relevant Baltimore County laws and regulations relating to Transit Oriented Development and policies of other charter counties to determine what if any changes are needed to Baltimore County policies, laws, regulations, or zoning classifications and to report its findings and recommendations to the County Council.

The resolution suggests that TOD policies be developed as an effective tool to revitalize communities with sensible compact development. Creating compact, walkable neighborhoods around transit stops helps reduce sprawl and relieves road congestion by making it easier for people to leave cars at home or to not own cars at all. Transit Oriented Development can also serve to boost transit ridership; provide a mix of housing, shopping, and transportation choices; generate revenue for the public and private sector; and reduce adverse environmental impacts. The State of Maryland's TOD program supports local TOD projects with financial tools, including direct funding, tax credits, and other incentives.

Ms. Lanham iterated the definition of TOD as explained in *MasterPlan 2020* as dense, mixed-use development that is oriented toward a mass transit station and that maximizes the use of transit, walking, and bicycling. Transit Oriented Development stimulates economic growth and development in a sustainable way, encourages efficient use of land and infrastructure, preserves environmental resources, promotes public health, reduces highway congestion and greenhouse gas emissions, and maximizes the public and private benefits of the State's significant investments in public transit.

Ms. Lanham explained that over the years there has been significant investment in the planning and building of transit in Baltimore County and there are opportunities for TOD as Baltimore County's transit system is evolving. To date, the Metro Center at Owings Mills is the only development that would be considered transit-oriented.

Ms. Lanham provided maps and descriptions of the transit systems in Baltimore County. Those identified were the:

- **Metro: Heavy Rail: 3 station areas:** Milford Mill, Old Court, and Owings Mills;
- **Light Rail: 9 station areas:** Falls Road, Lutherville, Timonium Business Park, Timonium Fairgrounds, Warren Road, Gilroy Road, McCormick Road, Pepper Road, and Hunt Valley.
- **MARC:** at Martin State Airport and Halethorpe (Penn Line) and Relay/St. Denis (Camden Line); Heavy Rail, Commuter Line
- **MTA Bus** service provides links with 51 local bus lines
- **Proposed Red Line- Transit: 4 station areas:** Center for Medicare and Medicaid Services (CMS), Security Square Mall, Social Security Administration (SSA), and one unnamed stop just east of the County/City line at I-70 East.

The Maryland Transit Administration, in conjunction with Baltimore County and Baltimore City, is in the process of planning the Red Line. The Red Line is 14-mile transit corridor proposed to run east and west between Johns Hopkins Bayview Campus and Woodlawn in Baltimore County.

Ms. Lanham highlighted several TOD plans and projects throughout the State of Maryland including those from Montgomery County (Wheaton, Twinbrook, and Shady Grove Station Area Plans), Harford County (Aberdeen TOD Master Plan), Anne Arundel County (Odenton Town Center Master Plan), and

Baltimore City (State Center and West Baltimore). Ms. Lanham referred the Board members to the extensive appendix referenced below that summarizes the stated projects in more detail.

In conclusion, Ms. Lanham stated that Baltimore County promotes smart growth, redevelopment, and sustainable communities through *MasterPlan 2020*. After reviewing financial mechanisms, public processes, and other charter counties and jurisdictions, it is apparent that successful TOD projects have certain commonalities, but TOD is not easy. TOD involves changing commonly held notions about development, public and/or private sector financial risks, the coordination of efforts among various levels of government, complex development agreements, and financial structures for mixed-use development.

A copy of the Transit Oriented Development (TOD) PowerPoint presentation and staff report are filed as Appendix D.

The hearing adjourned at 5:25 p.m.

Cjm

APPROVED 6/6/2013-cjm